

\$1,300,000 - 1 And 2, 3911 37 Avenue, Whitecourt

MLS® #A2195713

\$1,300,000

0 Bedroom, 0.00 Bathroom, 24,750 sqft
Industrial

N/A, Whitecourt, Alberta

\$700,000. discounted price from Assessment of \$2,017,300.00 to list of 1,300,000.00 For this 24,750 s.f. sf bldg on 2.55 acres of land in prime hilltop location close to hiway 43.

Building one is 17,250 sf. with front offices and reception area and back 2 storey offices with 8 overhead doors- 3 are 16 ft. high and bays are 70 ft. deep one double bay, a wash bay and single bay and a quadruple bay hoisting a 5 ton crane... The second building is newer with front office a mezz and triple combo bay and wash bay. 4 overhead doors. in floor and radiant heat. two buildings face each other with common yard space and extra .75 acres at back for parking. fenced yard. access from two streets.. Also holds a 5 ton crane and exhaust fan and booth. THE REASON FOR PRICE REDUCTION THAT THE QUADRUPLE BAY OF THE 1/2 BUILDING SUFFERED A FIRE DAMAGING ELECTRICAL AND POSSIBLY THE CRANE, ALSO CREATING A LOT OF SOOT. ROUGH ESTIMATE OF \$250000.00 VENDOR IS SELLING IN AS IS CONDITION WITHOUT ANY WARRANTYS. This is a bargain for anyone with mechanical aptitude. (id:6289)

Built in 1985

Essential Information

Listing #	A2195713
Price	\$1,300,000



Bathrooms	0.00
Square Footage	24,750
Year Built	1985
Type	Industrial
Sub-Type	Freehold

Community Information

Address	1 And 2, 3911 37 Avenue
Subdivision	N/A
City	Whitecourt
Province	Alberta
Postal Code	T7S0C3

Interior

Heating	Radiant heat, Other
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Exterior

Exterior	Metal
Construction	Steel frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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